

**11010 91A Street
Grande Prairie, Alberta**

MLS # A2273336



\$399,000

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,468 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Landscaped		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Kitchen Island, Vaulted Ceiling(s), Wet Bar		

Inclusions: Shed

Custom built home in nice crescent location in Crystal Heights. This is a unique design as this original owner designed this home to his liking - vaulted ceilings in the Living Room, 2 gas fireplaces (living room & basement family room), very large master bedroom with 4 pc. ensuite & a separate makeup counter, u-shaped kitchen with lots of cabinets & counters & an island, a spacious dining area next to the kitchen, and a fantastic entertaining basement with full size custom built in wet bar with seating area next to the family room. This home has been repainted & has newer vinyl plank flooring everywhere (except master bedroom has newer carpet). The garage is fully finished (21' x 22') - insulated, drywalled & painted. There is a nice deck & shed in the west facing fully fenced backyard. It is a well-maintained home that a new owner will really enjoy. The front of the home faces a large park area that is in the middle of the whole crescent. There are no pictures to view online at the request of the Tenant and Tenant's rights apply for all showings. The seller must allow 90 days for possession.